

STATE OF SOUTH CAROLINA :  
 COUNTY OF GREENVILLE : CONTRACT TO SELL AND PURCHASE  
 REAL ESTATE

This Agreement entered into by and between Walter F. Alewine, hereinafter known as Party of the First Part, and R.M. Richey, to be hereinafter known as Party of the Second Part, WITNESSETH:

For and in consideration of the total purchase price of \$5,000.00, the Party of the First Part agrees to sell and the Party of the Second Part agrees to purchase:

That certain lot of land with 5-room dwelling situate thereon, located in the Town of Taylors, Chick Springs Township, Greenville County, State of South Carolina, being shown and designated as Lot No. 3 on a plat of property made for Harold J. Duncan by H.S. Brockman, Surveyor, dated September 16, 1952, and being one of the lots as conveyed to Party of the First Part by Ansel Alewine by deed dated September 18, 1952, recorded in Deed Book 463, page 259, R.M.C. Office for Greenville County, reference to said plat and record of deed being expressly made for a complete and detailed description of said lot.

FILED  
 GREENVILLE CO. S.C.  
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 OLLIE J. SWORTH  
 R.M.C.

Commencing on June 1, 1962, Party of the Second Part agrees to pay unto Party of the First Part the sum of \$40.00, and on the same day of each month thereafter a like sum of \$40.00 until the purchase price or principal amount of \$5,000.00 is reduced to the principal amount or balance of \$3500.00, Party of the Second Part agreeing to pay interest to Party of the First Part at the rate of 6% per annum, computed monthly, on the principal amount or purchase price of \$5,000.00, and the monthly payments to be made thereon to be first accredited to interest due and balance to principal. It is understood and agreed that when the purchase price or principal amount is reduced to \$3500.00, Party of the First Part is to execute to Party of the Second Part his general warranty deed, conveying the premises to the Party of the Second Part by fee simple, warranty title, whereupon Party of the Second Part shall execute and deliver to Party of the First Part his promissory note, secured by a first mortgage and purchase-money mortgage on the premises, which note and mortgage shall likewise provide for payments of \$40.00 monthly, and bear interest at the rate of 6% per annum, computed monthly, payments to be first accredited to interest due and balance to principal.

It is agreed and understood that at all times hereafter, Party of the Second Part shall pay all taxes to become due on the property, shall keep the property fully insured against loss by fire and other hazards, promptly pay the premiums due thereon, with loss payable clause in favor of Party of the First Part. Party of the Second Part also covenants and agreed that at all times hereafter he shall keep the dwelling in a good state of repair, granting to Party of the First Part the right to enter upon the premises at any time for the purpose of inspecting same.

It is further understood and agreed that time is of the essence of this Contract, and that if said payments are not made on or due, or within ten days after the due date, and unless Party of the Second Part keeps his agreement in respect to paying taxes on the

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